

## **Perryman Station Community Input Meeting Minutes**

Wednesday, April 29, 2009

Location: Aberdeen Senior Center

Conducted as per Harford County requirements stated in section 268-20(A)

### **Attendees:**

Steve Moore  
Doug Kopeck  
Dana Sanders  
Robert Lynch  
Logan Schutz

Sandra Tracy  
Ruth Ann Young  
Mr. & Mrs. Rickey  
Cecil Shook Jr.  
J. Wright  
Jayme Wright  
Mr. & Mrs. Schwartz  
Kay Mache  
Dan O'Neill  
Mike Carr  
Glenn Dudderar  
James Redding  
Floyd Wadsworth

*Meeting begin 6:10pm*

- S. Moore-* Introduce team. Proposed senior apartments (1 and 2 bedroom units) apartments at the site of 1220 Perryman Road Aberdeen, Md. Brief description of common areas and features of the senior apartments: game room, greenhouse, exercise rooms, art studio and cyber café. Existing house on the property to remain and be remodeled and to be used for administrative needs and non-profit organizations benefiting senior residents. Design of the building will fit the look of the existing house as the proposed building will have a front porch style entry. Examples of completed senior living building and designs similar to proposed Perryman Station shown.
- D. Kopeck-* Explain the criteria of the Community Input Meeting: It was stated that the CIM is a step in the approval process to share the proposed project to the community and address concerns and answer questions.

Open for Questions:

*Attendees comments/questions-*

The proposed building is for independent senior living apartments. Rates will be affordable.

There is frequent truck traffic on Perryman Road and that has been taken into consideration with the design of the building.

Estimated groundbreaking is 2010 and project completion should be in early 2011.

New zoning code has increased parking requirements which have added additional parking to the site. With the additional parking area, open space requirements will still be met.

Water use has not yet been determined as the project is still in the preliminary planning stage.

Parking currently proposed for the site is 115 spaces and is 80% of the required parking. Past experience has shown that this will be more than enough parking.

The site will be served by public sewer.

3-5 parking spaces will be used by staff. Staff will be on hand to handle maintenance and administrative work, but no nursing staff will be available.

No meal plans will be provided in facility.

Greenhouse provided on site for use by residents for plants etc.

Grimm & Parker has designed over 30 senior housing facilities.

1-Bedroom apartments are approx 650-750 sq.ft. and 2-bedroom apartments are 950-1050 sq.ft.

Large walk-in closets are in all units, no storage space outside of the unit is provided elsewhere in the building.

The Natural Resource District in this case is based on a 150' offset for the stream and 50' from the 100-year FEMA floodplain. SWM and necessary through roads can be built within the NRD, but we have no need for through roads.

The stormwater management facility is maintained privately by the owner.

All units will be wired for cable and internet.

The 80-unit senior apartment building is the only building proposed on the site at this time. The entire limits of the property are being shown and the property is not proposed to be subdivided.